



MEMORANDUM

Date: MARCH 31, 2007
To: PLANNING COMMISSION
From: COMMUNITY DEVELOPMENT DEPARTMENT
Subject: RESIDENTIAL DEVELOPMENT CONTROL SYSTEM – FIRST QUARTERLY REPORT FOR 2007

REQUEST

This RDCS Quarterly Report is presented to the Planning Commission, as required by Section 18.78.150 of the Municipal Code, to allow the Commission to review the progress of Residential Development Control System (RDCS) approved projects and if necessary, make recommendations to the City Council regarding the rescission of building allotments.

RECOMMENDATION

- 1) Staff recommends that the Planning Commission approve the RDCS Quarterly Report by minute action.

PROJECT ASSESSMENT

REPORT OBJECTIVES

The purposes of the RDCS Quarterly Report are to monitor the progress of approved projects, and where satisfactory progress is not being made, to take actions, which can result in the rescission and redistribution of building allotments to projects, which can be completed within required time frames.

PROGRESS OF PROJECTS

Entitlements Pending

The following project phases are classified as being BEHIND SCHEDULE:

Church-Alcini (MC-04-15) This project was scheduled to pull building permits on February 28, 2007. The developer is working on having his final map recorded and is also in building plan check process.

Del Monte-Giovanni (MMC-04-05) This project was scheduled to submit for Final Map on January 31, 2007. The City Council Approved a Development Agreement Amendment that extended the commencement of construction date to December 31, 2007. The applicant expects to submit for final map the week of April 23, 2007.

E. Dunne-Kruse (MMC-04-10) The recommended schedule for 2006-07 projects has a Final Map submittal deadline of February 1, 2006. An initial study is being prepared. The applicant is aware that an Exception to Loss of Building Allotment must be filed and approved in order to keep his allotments.

Depot-The Granary (MC-05-12) This project was scheduled to submit for Development Agreement and Subdivision by September 1, 2006. The applicant intends to roll over the 6 allotments from fiscal year 2006-07 to fiscal year 2007-08 so that he can build all 12 units as one project.

Monterey-Gunter (MC-05-03) This project was scheduled to obtain building permits on January 31, 2007. The plans are in building plan check and the applicant expects to pull permits and commence construction by June 30, 2007.

San Pedro-Alcini (MC-04-17) The recommended schedule for 2006-07 projects has a Final Map submittal deadline of February 1, 2006. The Development Agreement is in process and tentatively scheduled to go before Planning Commission on May 22, 2007.

Taylor-Murray (MMC-04-09) This project was scheduled to submit for Zoning Amendment, Subdivision and Development Agreement by September 1, 2006.

E. Main-Ahlin (MC-05-06) The recommended schedule for 2006-07 projects has a Final Map submittal deadline of February 1, 2006. The Development Agreement is in process and tentatively scheduled to go before Planning Commission on May 22, 2007.

All applicants have been notified by certified mail.

Construction Pending/Completed

Since the last report, RDCS projects have secured 20 additional building permits, and completed construction of 34 homes.

Projects Completed

The following projects or project phases have completed their units and will no longer be reported:

Shafer-Bamdad (MP-01-07) FY 2004-05

Barrett-Ditri (MP-02-20)

Mission View-Mission Ranch (MP-02-15)

BUILDING ALLOTMENT DISTRIBUTION

In accordance with Section 18.78.030 of the Municipal Code and City Council policy, the Planning Commission is charged with the distribution of building allotments under the City's Residential

Development Control System. Staff has included tables, which illustrate the availability and anticipated utilization of allotments from the "partially completed" set-aside category during the current and next four (4) fiscal years. The status of the "affordable", "micro", "small vertical mixed use", "downtown area open market" and "small project competition" set asides are also included. The tables have been updated to reflect recent allotments awarded in the 2005-06 Measure C Competition.

PROJECTED POPULATION ESTIMATE

As of this quarterly report, the future projected population for the City of Morgan Hill will be 41,113. This figure includes California Department of Finance population estimates for January 1, 2006, plus the dwelling units under construction, and the build out of all allocated units under the RDCS.

CONCLUSION/RECOMMENDATIONS

The Commission is asked to review the Quarterly Report and approve it by minute action.

Attachments:

- Tables Illustrating Progress of Projects
- Tables Illustrating Availability/Use of "Partially Completed", "Affordable", and "Micro" Set-aside Allotments.

RDCS PROJECTS - FISCAL YEAR 1994-95 ALLOTMENT

LAST QUARTER COMMENT LAST QUARTER DEADLINE

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS PULLED	UNITS FINALED	DATE OF MOST RECENT ACTION/ENTITLEMENT	NEXT STEP/DEADLINE
Villanova 1 (MP-93-08) San Pedro-Barton	3/24/92	6	0	0	PC reserved 6 allotments to be assigned when a potential contractor is ready to proceed	Upon request from Habitat for Humanity, assign allotments
TOTALS		6	0	0		

RDCS PROJECTS - FISCAL YEAR 2000-01 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS PULLED	UNITS FINALED	DATE OF MOST RECENT ACTION/ENTITLEMENT	NEXT STEP/DEADLINE
Berkshire-Singh (MMP-00-01)	4/25/00	3	3	2	3Q/06-Finalled 2 units, ARB Subcommittee appr. changes made on last unit	Complete construction
TOTALS		3	3	2		

RDCS PROJECTS - FISCAL YEAR 2001-02 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS PULLED	UNITS FINALED	DATE OF MOST RECENT ACTION/ENTITLEMENT	NEXT STEP/DEADLINE
Spring Manor (MP-98-17)	2/23/99	5	5	4	1Q/06-pulled 1 permit	Complete Construction
TOTALS		5	5	4		

RDCS PROJECTS - FISCAL YEAR 2002-03 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS PULLED	UNITS FINALED	DATE OF MOST RECENT ACTION/ENTITLEMENT	NEXT STEP/DEADLINE
Malaguerra-Ansuini (MP-99-26)	3/14/00	6	6	4	1Q/07-finalled 3 units	Complete construction
TOTALS		6	6	4		

RDSCS PROJECTS - FISCAL YEAR 2004-05 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS PULLED	UNITS FINALED	DATE OF MOST RECENT ACTION/ENTITLEMENT	NEXT STEP/DEADLINE
Shafer-Bamdad (MP-01-07)	5/14/02	8	8	8	1Q/07-finaled 2 units	PROJECT COMPLETE Complete construction
Sunnyside-Quail Creek (MP-02-24) Supplemental Distribution	3/23/04	4	4	2	1Q/07-finaled 1 unit	
Barrett-Ditri (MP-02-20)	5/27/03	6	6	6	1Q/07-finaled 2 units	PROJECT COMPLETE Complete construction
Hill-Gera (MP-02-17)	3/22/04	6	6	0	2Q/06-pulled 6 permits	Complete construction
Native Dancer-Quail Meadows (MMP-03-01)	4/22/03	2	2	1	1Q/06-pulled 1 permit	Complete construction
TOTALS		26	26	17		

RDSCS PROJECTS - FISCAL YEAR 2005-06 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS PULLED	UNITS FINALED	DATE OF MOST RECENT ACTION/ENTITLEMENT	NEXT STEP/DEADLINE
Tilton-Glenrock (MP-02-03)	5/27/03	34	34	13	1Q/07-finaled 5 units	Complete construction
Cory-San Pedro Ptnrs. (MP-02-07)	5/27/03	15	15	8	1Q/07-finaled 5 units	Complete construction
Peet-Lupine Investors (MP-02-12)	5/27/03	19	19	18	1Q/07-finaled 1 unit	Complete construction
Mission View-Mission Ranch (MP-02-15)	5/27/03	27	27	27	1Q/07-finaled 2 units	PROJECT COMPLETE
E. Central-Central Park (MP-02-25)	5/27/03	17	17	13	1Q/07-finaled 1 unit	Complete construction
Barrett-Ditri (MP-02-20)	5/27/03	9	7	2	1Q/07-pulled 1 permit; finaled 2 units	6/30/07-obtain 2 custom lot building permits
Cochrane-Borello (MP-03-04)	4/13/04	8	8	0	4Q/06-pulled 3 permits	Complete construction
E. Dunne-Delco (MP-02-06)	4/13/04	8	8	6	1Q/07-finaled 6 units	Complete construction
Hill-Gera (MP-02-17)	4/13/04	3	3	0	3Q/06-pulled 3 permits	Complete construction
Barrett-Odishoo (MP-02-22)	4/13/04	5	5	0	4Q/06-pulled 5 permits	Complete construction
Monterey-South County Housing (MP-04-02)	4/13/04	54	54	0	2Q/06-pulled permits for 54 units	Complete construction
Native Dancer-Quail Meadows (MMP-03-01)	4/22/03	4	1	0	2Q/07-DAA approved	9/30/08-Obtain BP
TOTALS		203	198	87		

RDCS PROJECTS - FISCAL YEAR 2006-07 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS PULLED	UNITS FINALED	DATE OF MOST RECENT ACTION/ENTITLEMENT	NEXT STEP/DEADLINE
Tilton-Glenrock (MP-02-03)	5/27/03	20	0	0	1Q/07-FM in process; 2Q/07-DAA approved	6/15/07-BPC submittal due
Peet-Lupine Investors (MP-02-12)	5/27/03	12	12	0	1Q/07-pulled 12 permits	Complete Construction
Peet-Lupine Investors (MC-04-25)	3/1/05	18	0	0	1Q/07-FM in process, 2Q/07-DAA approved	10/30/07-Obtain BP
Cochrane-Coyote Est. (MP-02-14)	5/27/03	20	20	1	1Q/07-finaled 1 unit	Complete construction
Mission View-Mission Ranch (MP-02-15)	5/27/03	17	17	3	1Q/07-finaled 3 units	Complete construction
Mission View-Mission Ranch (MC-04-26)	3/1/05	18	0	0	1Q/07-FM in process, 2Q/07-DAA approved	6/30/07-Obtain BP
Cochrane-Borello (MP-03-04)	4/13/04	7	6	0	1Q/07-pulled 6 permits, 2Q/07-DAA approved	5/30/07-submit for BPC
Wright-Dividend (MC-04-27)	3/1/05	6	0	0	1Q/07-FM in process; 2Q/07-DAA approved	9/30/07-Obtain BP
E. Dunne-Delco (MC-04-12)	3/1/05	13	13	0	3Q/06-FM recorded, pulled permits for 13 units	Complete construction
Barrett-Odishoo (MC-04-13)	3/1/05	13	13	0	4Q/06-pulled 13 permits	Complete construction
Central-Delco (MC-04-14)	3/1/05	19	0	0	4Q/06-FM recorded, DAA approved; BPC in process	5/15/07-obtain building permits
E. Main-Thrust (MC-04-19)	3/1/05	13	0	0	1Q/07-SR approved, 2Q/07-DAA approved	5/31/07-FM submittal due
Jarvis-South Valley Developers (MC-04-22)	3/1/05	36	0	0	1Q/07-SR approved; FM in process; 2Q/07-DAA approved	9/30/07-obtain BP
Church-Alcini (MC-04-15)	3/1/05	14	0	0	1Q/07-FM in process	BEHIND SCHEDULE
Del Monte-Giovanni (MMC-04-05)	3/1/05	6	0	0	1Q/07-ZA, DA approved; 2Q/07-DAA approved	2/28/07-obtain building permits
San Pedro-Ahmadi (MMC-04-06)	3/1/05	1	0	0	1Q/07-FM in process; 2Q/07-DAA approved	BEHIND SCHEDULE
Ginger-Custom One (MMC-04-07)	3/1/05	5	0	0	1Q/07-FM in process; 2Q/07-DAA approved	1/31/07-FM submittal due
						12/30/2007-commence construction
						7/30/07-BPC submittal due

E. Dunne-Kruse (MMC-04-10)	3/1/05	3	0	0	0	3Q/05-SD, DA in process	BEHIND SCHEDULE 2/1/2006-FM submittal due
Depot-The Granary (MC-05-12)	2/14/06	6	0	0	0	2/14/2006-allotments awarded	BEHIND SCHEDULE 9/1/06-DA, SD submittals due
Monterey-Gunter (MC-05-03)	2/14/06	4	0	0	0	1Q/07-ZA, DA approved	BEHIND SCHEDULE 1/31/07-obtain building permits
TOTALS		251	81	4	4		

RDCS PROJECTS - FISCAL YEAR 2007-08 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS PULLED	UNITS FINALED	DATE OF MOST RECENT ACTION/TITLEMENT	NEXT STEP/DEADLINE
San Pedro-Alcini (MC-04-17)	3/1/05	4	0	0	2Q/06-ZA, SD, DA in process; DA to go to PC 5/22/07	BEHIND SCHEDULE 2/1/2007-FM submittal due; DA to PC 5/22/07
Wright-Dividend (MC-04-27)	3/1/05	9	0	0	1Q/07-FM in process; 2Q/07-DAA approved	9/30/07-Building plan submittal due
Tilton-Glenrock (MP-02-03)	3/1/05	15	0	0	2Q/07-DAA Approved	5/30/08-FM submittal due
E. Dunne-Delco (MC-04-12)	3/1/05	5	0	0	1Q/07-FM in process	8/15/07-BPC submittal due
Barrett-Odisho-MC-04-13)	3/1/05	5	0	0	1Q/07-FM in process	8/15/07-BPC submittal due
Central-Delco (MC-04-14)	3/1/05	5	0	0	1Q/07-FM in process	6/15/07-BPC submittal due
E. Main-Thrust (MC-04-19)	3/1/05	5	0	0	1Q/07-SR approved; FM in process; 2Q/07-DAA approved, BPC in process	3/31/08-obtain BP
Jarvis-South Valley Developers (MC-04-22)	3/1/05	13	0	0	1Q/07-FM in process; 2Q/07-DAA approved; BPC in process	3/30/08-obtain BP
Peet-Lupine Investors (MC-04-25)	3/1/05	6	0	0	2Q/07-DAA Approved	4/30/08-obtain BP
Mission View-Mission Ranch (MC-04-26)	3/1/05	15	0	0	3Q/05-SD, DA approved	7/30/07-FM submittal due
Barrett-Syncon (MC-04-21)	3/1/05	13	0	0	1Q/07-SR approved; FM in process	6/30/07-BPC submittal due
Diana-Chan (MC-04-04)	3/1/05	13	0	0	3Q/06-ZA, SD, DA in process	2/1/07-FM submittal due
Taylor-Murray (MMC-04-09)	3/1/05	2	0	0	3/1/05-allotments awarded	BEHIND SCHEDULE
Depot-Granary (MC-05-12)	2/14/06	6	0	0	2/14/06-allotments awarded	9/1/06-ZA, SD, DA submittal due
Jarvis-South County Housing (MC-05-02)	2/14/06	54	0	0	1Q/07-FM in process; 2Q/07-DAA approved	9/1/07-ZA, SD, DA submittal due
Monterey-Alcini (MC-05-05)	2/14/06	30	0	0	3Q/06-ZA approved	5/15/2007-BPC submittal due
E. Main-Ahlin (MC-05-06)	2/14/06	50	0	0	4Q/06-SD, 1Q/07-ZA, EA in process; DA to go to PC 5/22/07	9/1/07-ZA, SD, DA submittal due
TOTALS		250	0	0		BEHIND SCHEDULE 2/1/07-FM submittal due

RDCS PROJECTS - FISCAL YEAR 2008-09 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS PULLED	UNITS FINALED	DATE OF MOST RECENT ACTION/ITEMPLET	NEXT STEP/DEADLINE
San Pedro-Alcini (MP-04-17)	4/6/05	8	0	0	2Q/06-ZA, SD, DA in process	2/1/08-FM submittal due
Tilton-Glenrock (MP-02-03)	4/6/05	12	0	0	2Q/07-DAA approved	5/30/09-FM submittal due
E. Dunne-Delco (MC-04-12)	4/6/05	8	0	0	1Q/07-FM in process	9/30/08-BPC submittal due
Barrett-Odishoo-MC-04-13)	4/6/05	13	0	0	1Q/07-FM in process	8/15/08-BPC submittal due
Central-Delco (MC-04-14)	4/6/05	15	0	0	4Q/06-SR in process	2/28/08-FM submittal due
E. Main-Thrust (MC-04-19)	4/6/05	8	0	0	1Q/07-SR approved; 2Q/07-DAA approved	3/31/09-BPC submittal due
Jarvis-South Valley Developers (MC-04-22)	4/6/05	15	0	0	1Q/07-SR approved; FM in process	9/30/08-obtain BP
Peet-Lupine Investors (MC-04-25)	4/6/05	12	0	0	2Q/07-DAA approved	3/31/08-BPC submittal due
Mission View-Mission Ranch (MC-04-26)	4/6/05	15	0	0	2Q/07-DAA approved	7/30/08-FM submittal due
Barrett-Syncon (MC-04-21)	4/6/05	5	0	0	1Q/07-SR approved; FM in process	6/30/08-BPC submittal due
Diana-Chan (MC-04-04)	4/6/05	5	0	0	3Q/06-SA, SD, DA in process	2/1/08-FM submittal due
Taylor-Murray (MMC-04-09)	4/6/05	3	0	0	3/1/05-allotments awarded	BEHIND SCHEDULE
Monterey-Sherman House (MC-05-04)	2/14/06	7	0	0	2/14/06-allotments awarded	9/1/06-ZA, SD, DA submittal due
Monterey-Gunter (MC-05-03)	2/14/06	1	0	0	1Q/07-DA approved	6/30/07-ZA, SD applications due
Jarvis-South County Housing (MC-05-02)	2/14/06	41	0	0	2Q/07-DAA approved; FM in process	2/15/09-BPC submittal due
E. Central-Urban Housing (MC-05-09)	2/14/06	12	0	0	2/14/06-allotments awarded	9/1/07-ZA, SD, DA submittals due
Diana-EAH (MC-05-08)	2/14/06	10	0	0	2/14/06-allotments awarded	9/1/07-ZA, SD, DA submittals due
E. Main-Ahlin (MC-05-06)	2/14/06	43	0	0	4Q/06-SD, DA in process; 1Q/07-ZA in process	BEHIND SCHEDULE
E. Third-Glenrock (MC-05-11)	2/14/06	14	0	0	2/14/06-allotments awarded	2/1/08-FM submittal due
TOTALS		247	0	0		

RDCS PROJECTS - FISCAL YEAR 2009-10 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS PULLED	UNITS FINALED	DATE OF MOST RECENT ACTION/ENTITLEMENT	NEXT STEP/DEADLINE
Monterey-Gunter (MC-05-03)	3/1/06	10	0	0	1Q/07-DA approved	6/30/07-ZA, SD applications due
E. Central-Urban Housing (MC-05-09)	3/1/06	37	0	0	3/1/06-allotments awarded	9/1/07-ZA, SD, DA submittals due
Diana-EAH (MC-05-08)	3/1/06	70	0	0	3/1/06-allotments awarded	9/1/07-ZA, SD, DA submittals due
E. Main-Ahlin (MC-05-06)	3/1/06	6	0	0	4Q/06-SD, DA in process; 1Q/07-ZA in process	2/1/09-FM submittal due
E. Third-Glenrock (MC-05-11)	3/1/06	43	0	0	3/1/06-allotments awarded	9/1/07-ZA, SD, DA submittals due
Diana-Chan (MC-04-04)	7/26/06	14	0	0	7/26/06-allotments awarded	9/1/07-ZA, SD, DA submittals due
E. Dunne-Dempsey/Delco (MC-04-12)	7/26/06	14	0	0	1Q/07-SR approved; DAA in process	9/1/07-ZA, SD, DA submittals due
E. Main-Thrust (MC-04-19)	7/26/06	8	0	0	1Q/07-SR approved; 2Q/07-DAA approved	9/1/07- SD submittal due
Barrett-Syncon Homes (MC-04-21)	7/26/06	14	0	0	4Q/06-SR in process	9/1/07-ZA, SD, DA submittals due
Jarvis-South Valley Developers (MC-04-26)	7/26/06	14	0	0	1Q/07-SR approved; FM in process	8/15/09-BPC submittal due
Mission View-Mission Ranch (MC-04-26)	7/26/06	15	0	0	2Q/07-DAA approved	9/1/07-SD, DA submittals due
TOTALS		245	0	0		

GRAND TOTALS FOR ALL RDCS	1242	319	118
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Note: For calendar year 2007 YTD (including non-RDCS projects), permits for 20 dwelling units have been pulled, no secondary dwelling units have been pulled, 38 units were finalized and 4 units were demolished.

SETASIDE STATUS**PARTIALLY COMPLETED AND ONGOING PROJECTS**

<u>Allotment Setaside</u>	<u>Total #</u>	<u>Allocated</u>	<u>Remaining</u>
FY-2004-05	6	0	6
FY-2006-07	6	6	0
FY-2007-08	36	36	0
FY-2008-09	44	42	2
FY-2009-10	<u>79</u>	<u>79</u>	<u>0</u>
Totals	171	163	8

AFFORDABLE SETASIDE STATUS

<u>Allotment Setaside</u>	<u>Total #</u>	<u>Allocated</u>	<u>Remaining</u>
FY-2005-06	65	65	0
FY-2006-07	0	0	0
FY-2007-08	54	54	0
FY-2008-09	53	53	0
FY-2009-10	<u>37</u>	<u>37</u>	<u>0</u>
Totals	209	209	0

MICRO SETASIDE STATUS

<u>Allotment Setaside</u>	<u>Total #</u>	<u>Allocated</u>	<u>Remaining</u>
FY-2006-07	15	15	0
FY-2007-08	2	2	0
FY-2008-09	<u>3</u>	<u>3</u>	<u>0</u>
Totals	20	20	0

SMALL VERTICAL MIXED USE SETASIDE STATUS

<u>Allotment Setaside</u>	<u>Total #</u>	<u>Allocated</u>	<u>Remaining</u>
FY-2006-07	10	10	0
FY-2007-08	6	6	0
FY-2008-09	8	8	0
FY-2009-10	<u>10</u>	<u>10</u>	<u>0</u>
Totals	34	34	0

DOWNTOWN AREA OPEN MARKET SETASIDE STATUS

<u>Allotment Setaside</u>	<u>Total #</u>	<u>Allocated</u>	<u>Remaining</u>
FY-2006-07	14	14	0
FY-2007-08	80	80	0
FY-2008-09	67	67	0
FY-2009-10	<u>119</u>	<u>119</u>	<u>0</u>
Totals	280	280	0

SMALL PROJECT COMPETITION SETASIDE STATUS

<u>Allotment Setaside</u>	<u>Total #</u>	<u>Allocated</u>	<u>Remaining</u>
FY-2006-07	13	13	0
FY-2007-08	13	13	0
FY-2008-09	<u>8</u>	<u>8</u>	<u>0</u>
Totals	34	34	0